117.0	0002	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	722,000 / 722,000
					USE VALUE:	722,000 / 722,000
					ASSESSED:	722,000 / 722,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		JAMES ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RR INVESTMENTS LLC
Owner 2:	
Owner 3:	
Street 1:	88 CUMMINGS PARK DR
Street 2:	
Twn/City:	WOBURN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01801 Type:

PREVIOUS OWNER

Owner 1:	DUTT SOURAV & -
Owner 2:	DAS SONGHITA -
Street 1:	41 JAMES ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,432 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 1673 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9432.000	229,900		492,100	722,000
Total Card	0.217	229,900		492,100	722,000
Total Parcel	0.217	229,900		492,100	722,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 431.61 | /Parcel: 431.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

75466

GIS Ref

GIS Ref

Insp Date

09/17/18

PREVIOUS ASSESSMENT

Parcel ID 117.0-0002-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	229,900	0	9,432.	492,100	722,000	722,000	Year End Roll	12/18/2019
2019	101	FV	194,100	0	9,432.	485,000	679,100	679,100	Year End Roll	1/3/2019
2018	101	FV	194,100	0	9,432.	372,600	566,700	566,700	Year End Roll	12/20/2017
2017	101	FV	194,100	0	9,432.	351,500	545,600	545,600	Year End Roll	1/3/2017
2016	101	FV	194,100	0	9,432.	323,400	517,500	517,500	Year End	1/4/2016
2015	101	FV	182,000	0	9,432.	302,300	484,300	484,300	Year End Roll	12/11/2014
2014	101	FV	182,000	0	9,432.	278,400	460,400	460,400	Year End Roll	12/16/2013
2013	101	FV	182,000	0	9,432.	278,400	460,400	460,400		12/13/2012

!9104!

PRINT

Date	Time
12/10/20	23:37:09

LAST REV

Date	Time
11/13/19	15:47:26
jorourke	
9104	

USER DEFINED

Prior Id # 1:	75466
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUTT SOURAV &,	72659-422	1	5/28/2019		700,000	No	No		
GNERRE SANTE/DA	65031-27		3/10/2015		485,000	No	No		
KING ANNE M	39908-8		7/11/2003		384,000	No	No		
KING CHARLES T	9740-108		5/30/2001	Family		No	No		
	9740-108		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2014	1429	New Wind	8,000					12 replacement win

ACTIVITY INFORMATION

Date	Result	By	Name
11/13/2019	Mail Update	JO	Jenny O
9/17/2018	TTL REFUSAL	CC	Chris C
5/3/2016	Sales Review	PT	Paul T
2/27/2009	Meas/Inspect	189	PATRIOT
11/21/2008	Meas/Inspect	345	PATRIOT
2/10/2000	Measured	264	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9432		Sq. Ft.	Site		0	70.	0.75	6									492,070						492,100	

Total AC/HA: 0.21653 | Total SF/SM: 9432 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 492,070 | Spl Credit | Total: 492,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.00550008
Adj $ / SQ:	142.530
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	333227
Depreciation:	103300
Depreciated Total:	229927

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

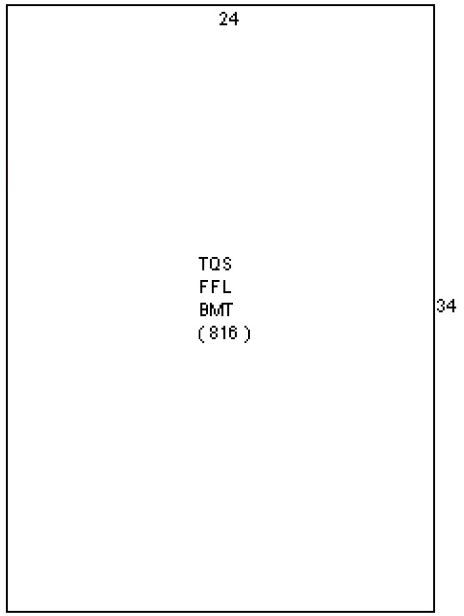
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	142.53
Special Features:	0	Val/Su Net:	102.45
Final Total:	229900	Val/Su SzAd	160.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	51.100	41,695
FFL	First Floor	816	142.530	116,304
TQS	3/4 Story	612	142.530	87,228
	Net Sketched Area:	2,244	Total:	245,227
Size Ad	1428	Gross Are	2448	FinArea 1673

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

117.0-0002-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: